

For Sale

Yesterday Spaces Event Venue
305 Sluder Branch Road
Leicester, NC 28748



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410 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibevery-hanks.com



305 Sluder Branch Road

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Property Highlights

- Established, income producing wedding / event venue.
- Commercial catering kitchen on site.
- Septic permitted for 250 person venue.
- Long range mountain views.
- Multiple income producing opportunities.
- 24 min drive to downtown Asheville.
- Opportunity to purchase business with real estate.

Offering Summary

Sale Price:	\$2,500,000
Building Size:	Varies
Product Type:	Special Use - Wedding Venue
Lot Size:	+/- 30.74 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	19	83	460
Total Population	45	194	1,097
Average HH Income	\$77,095	\$79,192	\$82,330

For More Information

Chris Mansfield

O: 845 699 3340

cmansfield@naibevery-hanks.com | NC #340236

Property Description

A once in a lifetime opportunity to acquire an established wedding / event venue, uniquely situated on an incredible 30 plus acre assemblage. The main venue is set up for 250+ occupants, and comes with a fully equipped commercial kitchen, and ample prep and storage space. The dairy barn has maintained its original charm, while currently serving as a space to host wedding ceremonies and cocktail hours. The farmhouse, includes 4 bedrooms and 3 bathrooms, and has maintained its immense charm and historical character. This building serves to host overnight guests in support of the venue. This property can be purchased as just the real estate, or also with the venue business and its assets. Long range views, rolling hills, and undisturbed nature can be found throughout the property. All this within a 25 minute drive to downtown Asheville.

Don't miss this incredibly unique opportunity!

Offering Summary

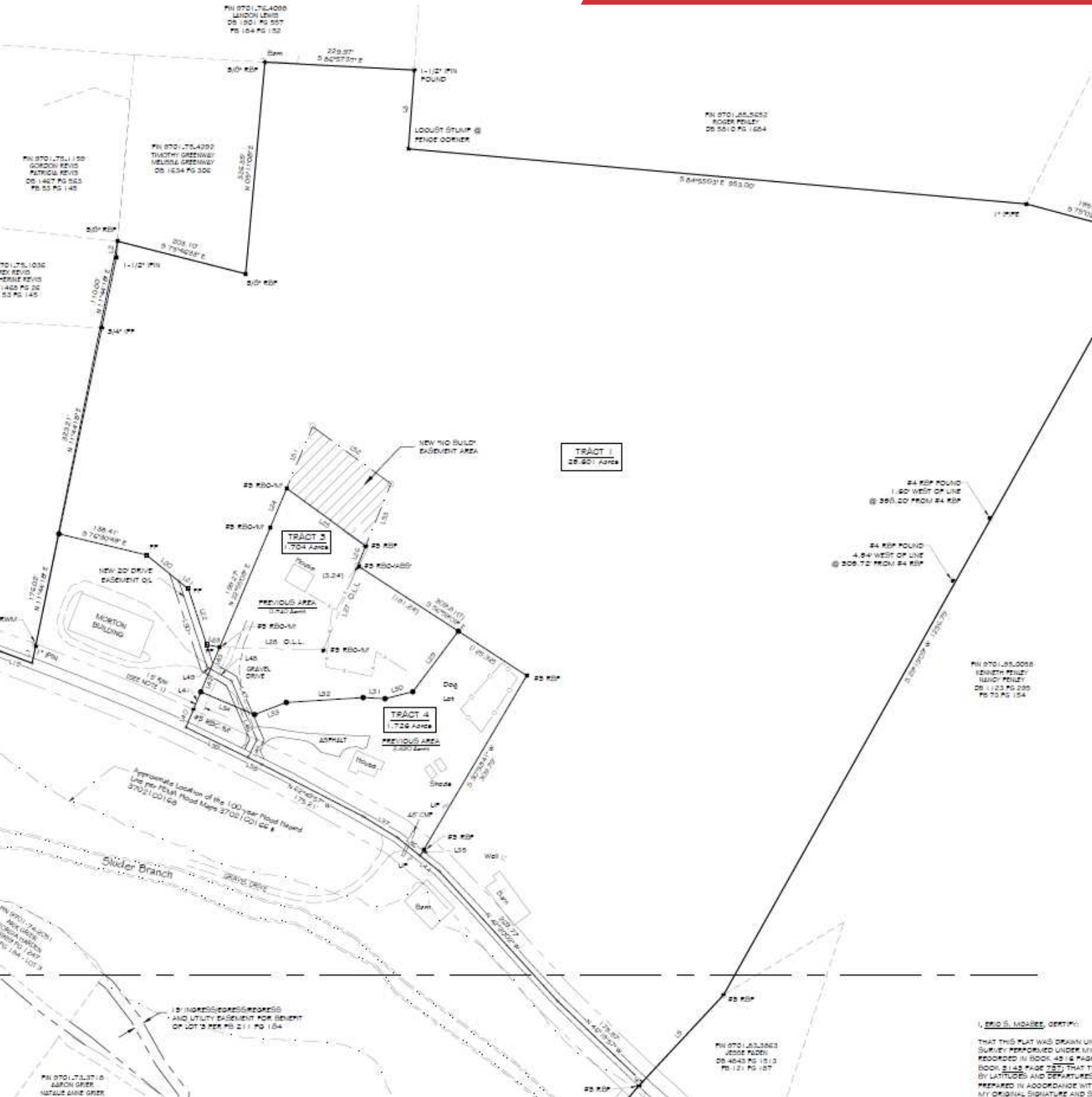
Zoning:	OU - Open Use
Parcels Included:	Tract 1 and Tract 4 on preliminary survey
Lot Size:	+/-30.74 Acres total Combined
Building Size:	See Below
Event Barn:	+/- 6,492 SF
Dairy Barn Venue:	
Farmhouse:	+/- 2,585 SF
Combined out buildings / misc.:	+/- 1,048 SF
Year Built:	Varies
Sprinklered:	No
Use Types:	Special Use / Event / Wedding / Residential
Water / Sewer:	Approved well and septic



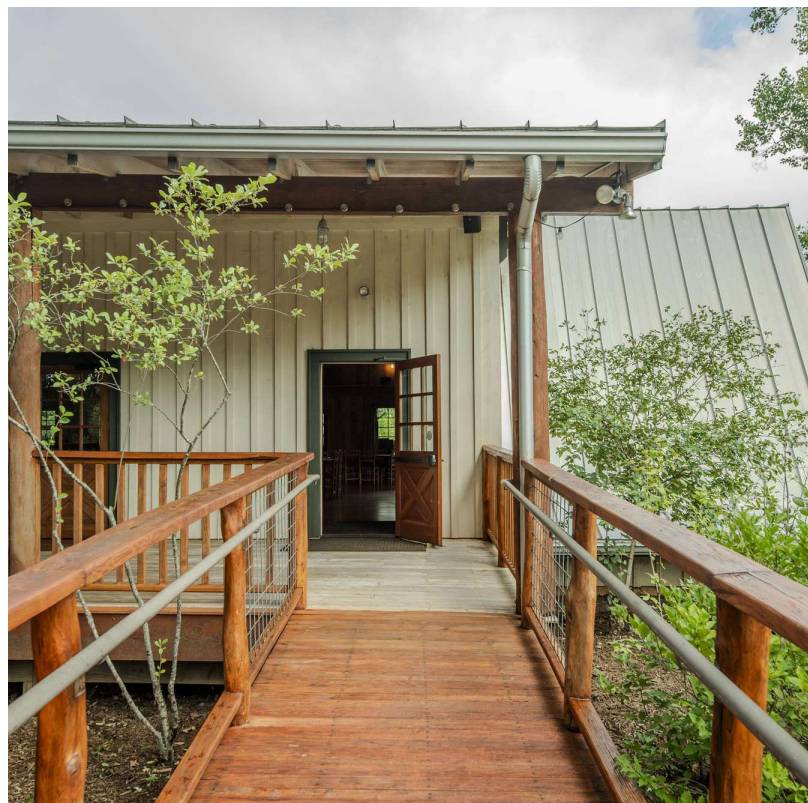


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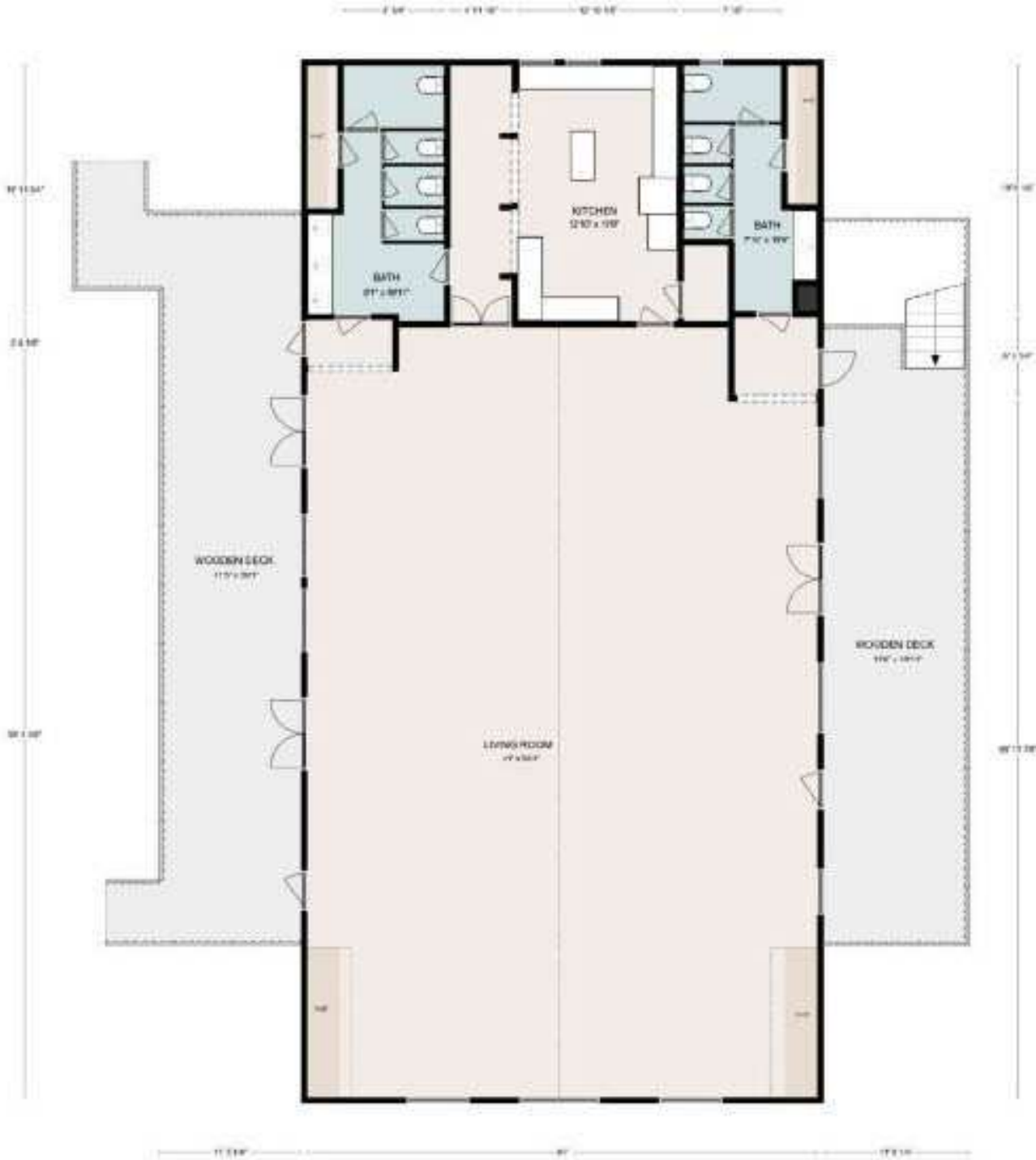


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Barn 1 - Main Floor

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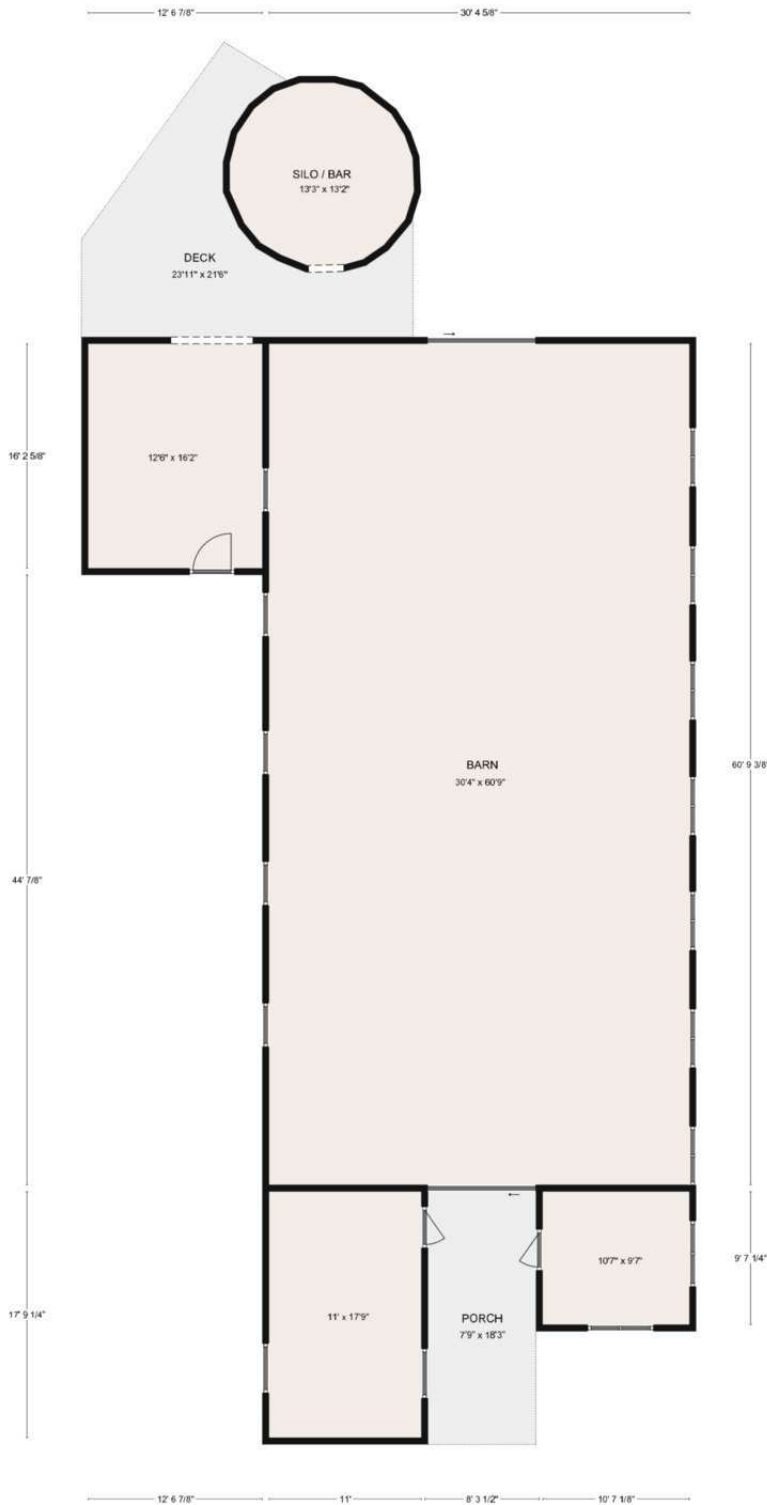


Barn 1 - 2nd Floor





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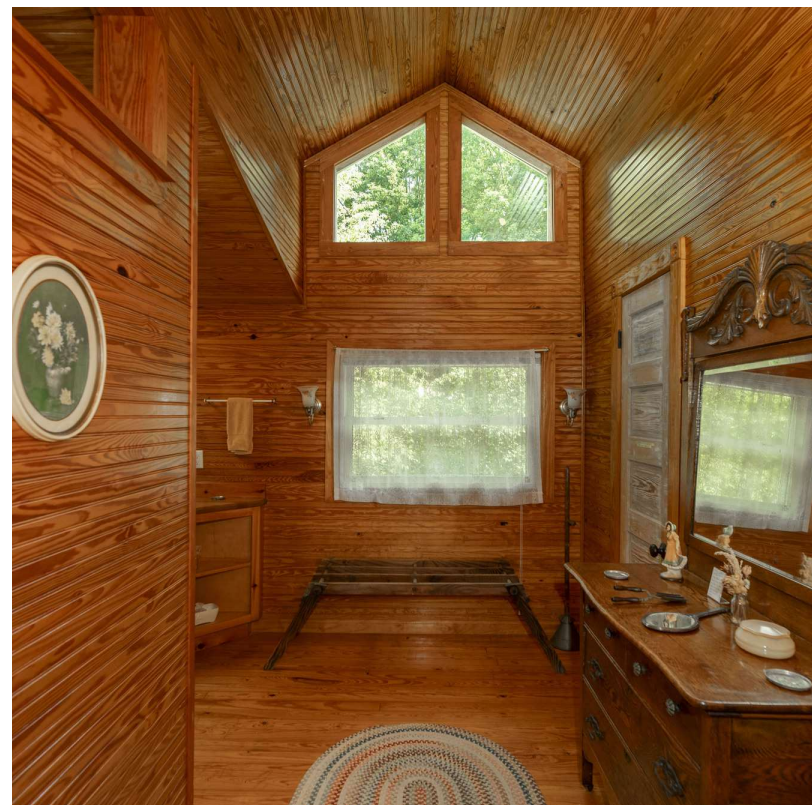


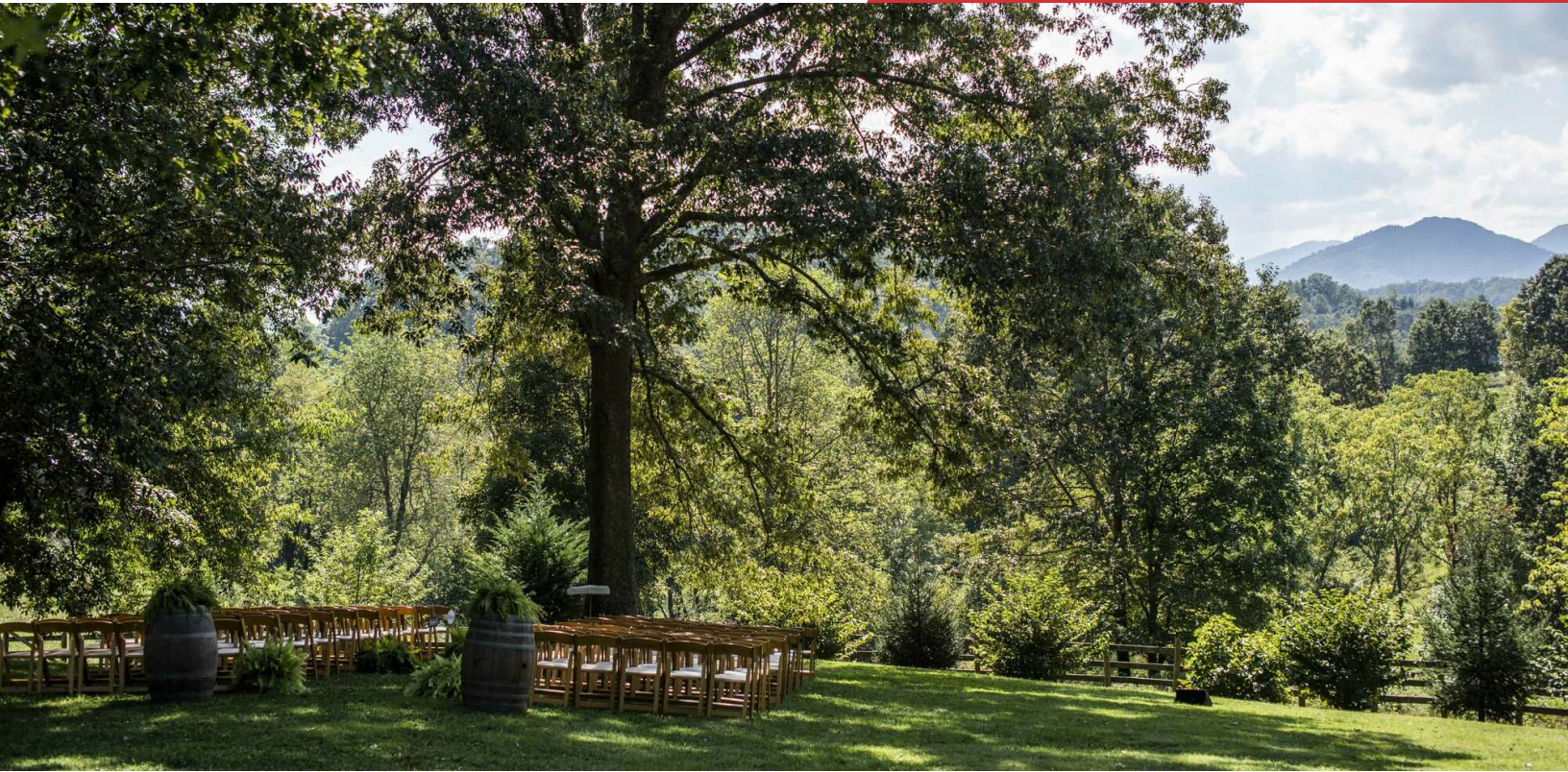
Barn 2

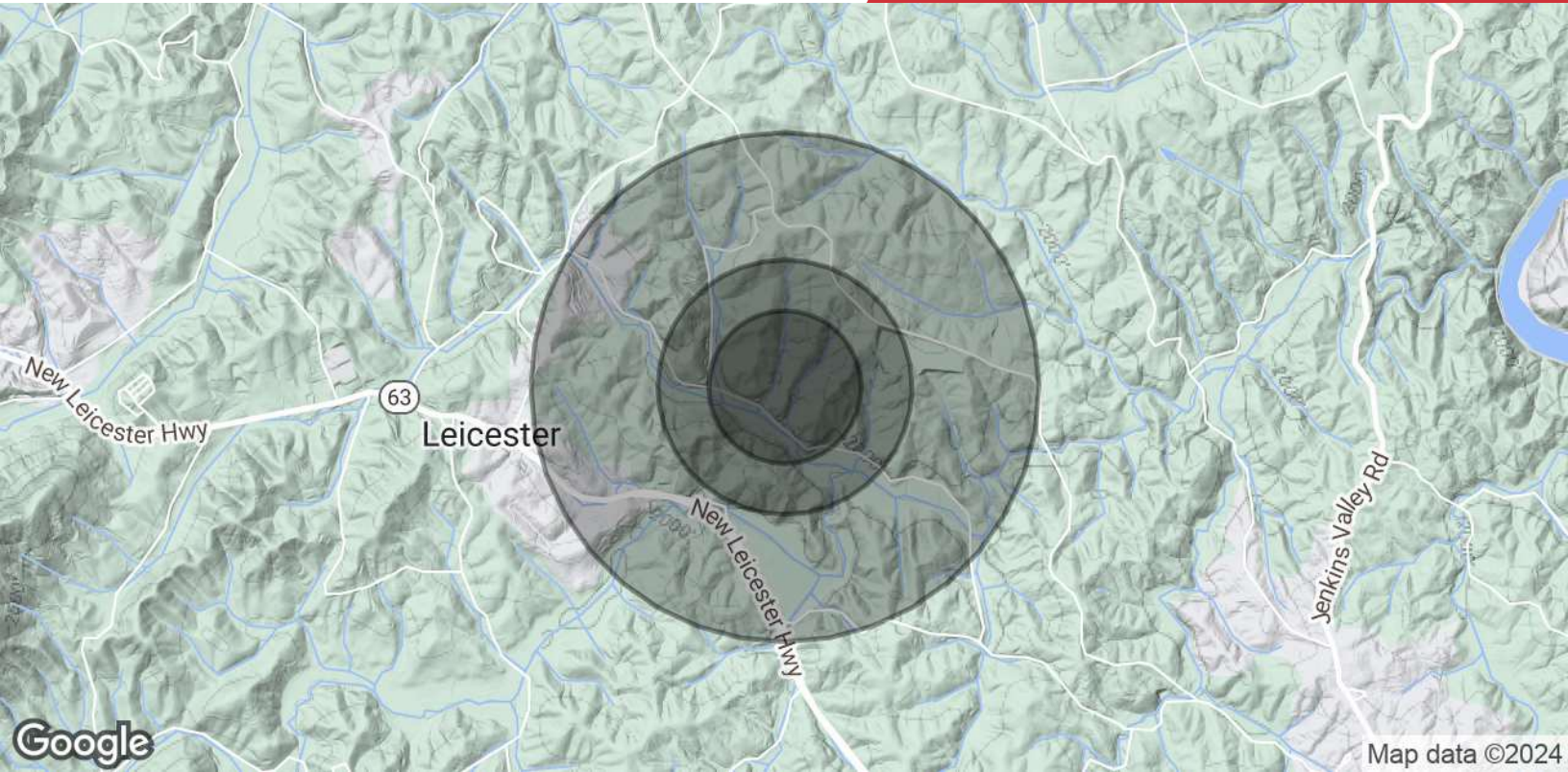












	0.3 Miles	0.5 Miles	1 Mile
Population			
Total Population	45	194	1,097
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43
Households & Income			
Total Households	19	83	460
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$77,095	\$79,192	\$82,330
Average House Value	\$310,449	\$310,187	\$308,057

Demographics data derived from AlphaMap



Chris Mansfield

Commercial Broker

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Direct: 845.699.3340

NC #340236

Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Belgian Sheepdog Pancho, and riding his motorcycle through the mountains.

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